



## OFFICIAL PUBLIC NOTICE

The Costa Mesa Planning Commission will conduct a public hearing as follows to consider:

<b>HEARING DATE:</b>	January 25, 2016	<b>HEARING TIME &amp; LOCATION:</b>	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
<b>Application No.:</b>	PA-15-50	<b>Applicant:</b>	John Wallace, Supply House LLC
<b>Site Address:</b>	2960 Randolph Ave	<b>Zone:</b>	MG
<b>Contact:</b>	Planning Division (714) 754-5245	<b>Environmental Determination:</b>	Exempt – Section 15301 Existing Facilities
<b>Website:</b>	<a href="http://www.costamesaca.gov">www.costamesaca.gov</a>	<b>Email:</b>	<a href="mailto:PlanningCommission@costamesaca.gov">PlanningCommission@costamesaca.gov</a>

**Description:** A conditional use permit for a proposed microbrewery with a tasting room (Gunwhale Ales) in a 3,710 square-foot lease area at 2960 Randolph Ave. The proposed business involves:

- **Tasting Room.** In conjunction with the brewing of artisan ales, proposed microbrewery will feature a 1,818 square-foot public area, comprised of an 898 square-foot indoor tasting room, 500 square-foot barrel room (used for occasional events), and a 420 square-foot outdoor patio space. In addition, the food and beverage service and retail sales in the tasting room are proposed to be ancillary to the manufacturing of the microbrews.
- **Food supply from third party vendor.** The proposal does not include a commercial kitchen; food trucks, local restaurants, or outside catering businesses are intended to supply the food for the tasting room.
- **Alcohol sales for on-site and off-site consumption.** The use proposes alcohol sales for both on-site and off-site consumption. The business is subject to approval of a State Alcoholic Beverage Control (ABC) License Type 23 (Small Beer Manufacturer).
- **Hours of Operation: *For Microbrewery Operations:*** Proposed hours of operation are from 5AM to 12PM daily for brewing/blending of the artisanal products. ***For Tasting Room:*** Proposed hours of operation for the tasting room is 11AM to 12 midnight, Sunday through Wednesday, and 11AM to 8:30PM, Thursday through Saturday.
- **Parking.** The tasting room shall expressly not be open during the approved business hours for The Commissary Lounge, however will be open along with other uses that share parking, including 5 Elements MMA and Grand Prix Performance wheel shop. Code requires 24 parking spaces; 48 parking spaces are provided.
- **Deviation from Front Street Setback:** The proposal includes a request to encroach 2 feet into the front street setback for outdoor patio (10 feet required; 8 feet proposed).

**Environmental Determination:** The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (Existing Facilities).

**Public Comments:** A copy of the application can be viewed on the City's webpage [www.costamesaca.gov](http://www.costamesaca.gov) under the Development Services Department/Planning Division heading 72 hours prior to the hearing date. Public comments in either oral or written form may be presented during the public hearing. Any written communication, photos or other materials for distribution to the Planning Commission must be received by the Planning staff (2nd floor) prior to **3:00 pm** on the day of the hearing (see date above). Please note that no copies of written communication will be made after **3:00 PM**. If the public wishes to submit written comments to the Planning Commission at the hearing 10-copies will be needed for distribution to the Commissioners, City Attorney and Staff. If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, at or prior to the hearing. For further information, telephone (714) 754-5245, or visit the Planning Division, Second Floor of City Hall, 77 Fair Drive, Costa Mesa, California. The Planning Division is open 8:00 a.m. to 5:00 p.m. Monday through Friday.

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